

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 801 WEST BRAKER LANE FROM GENERAL**  
3 **COMMERCIAL SERVICES (CS) DISTRICT TO COMMERCIAL-LIQUOR**  
4 **SALES (CS-1) DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from general commercial services (CS) district to commercial-  
10 liquor sales (CS-1) district on the property described in Zoning Case No. C14-2007-0099,  
11 on file at the Neighborhood Zoning and Planning Department, as follows:

12  
13 A 1,800 square feet tract of land, more or less, out of the John Applegate Survey,  
14 the tract of land being more particularly described by metes and bounds in Exhibit  
15 "A" incorporated into this ordinance,

16  
17 locally known as 801 West Braker Lane, in the City of Austin, Travis County, Texas, and  
18 generally identified in the map attached as Exhibit "B".

19  
20 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2007.

21  
22 **PASSED AND APPROVED**

23  
24  
25 §  
26 §  
27 \_\_\_\_\_, 2007 § \_\_\_\_\_  
28 Will Wynn  
29 Mayor

30  
31  
32 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
33 David Allan Smith Shirley A. Gentry  
34 City Attorney City Clerk

## **EXHIBIT A**

**Duc Minh Lu  
To  
The City of Austin  
(Zoning Tract)  
out of 1.905 acres in the  
John Applegate Survey  
Travis County, Texas**

### **1,800 SQ. FT. ZONING TRACT METES AND BOUND DESCRIPTION**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 1,800 SQUARE FEET OUT OF THAT TRACT IN THE JOHN APPLGATE SURVEY, TRAVIS COUNTY, TEXAS, CALLED 1.905 ACRES (FOUND TO BE 1.907 ACRES BY SURVEY) IN A DEED TO DUC MINH LU, OF RECORD IN DOCUMENT No. 2003109251 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1,800 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point on the south face of the south wall of a building under construction on said 1.907 acre tract for the southeast corner and POINT OF BEGINNING hereof, and from which point a ½" iron rod found at the southeast corner of said 1.907 acre tract bears S29°39'57"W at a distance of 0.1 feet and (with the south line of said 1.907 acre tract) S60°20'03"E for a distance of 156.46 feet

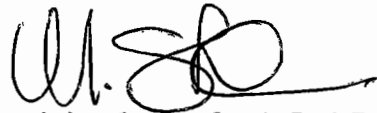
THENCE with the south wall of said building N60°20'03"W for a distance of 39.13 feet to the southwest corner hereof

THENCE through said building N29°39'57"E for a distance of 46.00 feet to a point on the north face of the north wall of said building for the northwest corner hereof

THENCE with the north face of said wall S60°20'03"E for a distance of 39.13 feet to the northeast corner hereof

THENCE through said building S29°39'57"W for a distance of 46.00 feet to the POINT OF BEGINNING hereof and containing 1,800 square feet of land, more or less.

Prepared May 30, 2007 from previous surveys made on the ground by the undersigned. Bearing Basis: iron rods found at the northwest and southwest corners of Lot 2, Dairy Aire Subdivision No. 1, of record in Volume 90, Page 102 of the Plat Records of Travis County, Texas. See attached "Sketch to Accompany Metes and Bounds", Plan No. 070135, attached and hereby made a part hereof



Michael Samford, R.P.L.S. 3693



**REFERENCES**

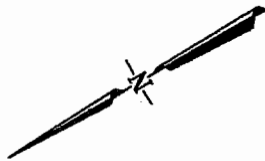
TCAD Parcel No. 02-4820-07-01

Austin Grid L-31

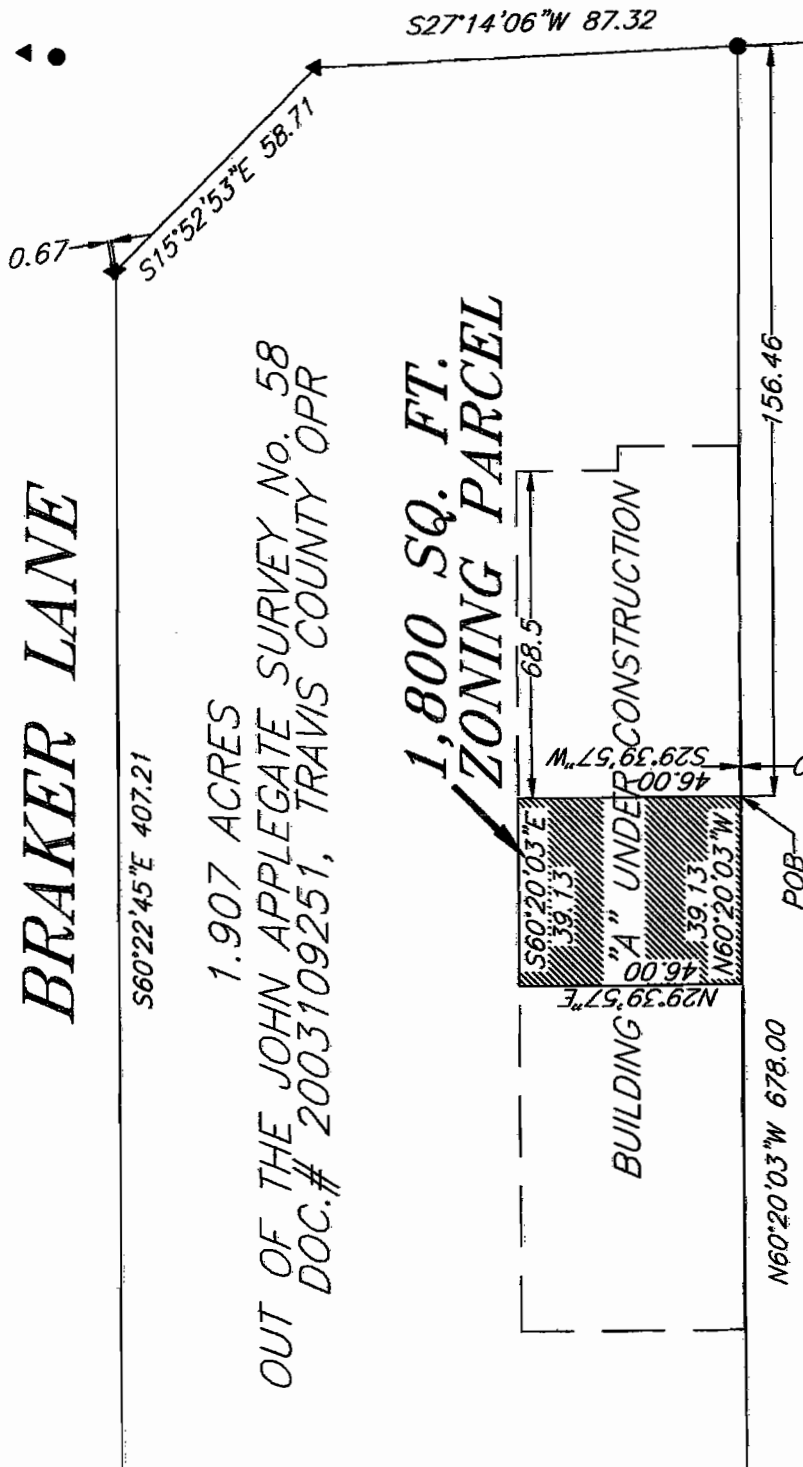
Owner: Duc Minh Lu, Document No. 2003109251

**LEGEND**  
 = P-K NAIL FOUND  
 = 1/2" IRON ROD FOUND

SCALE: 1"=40'



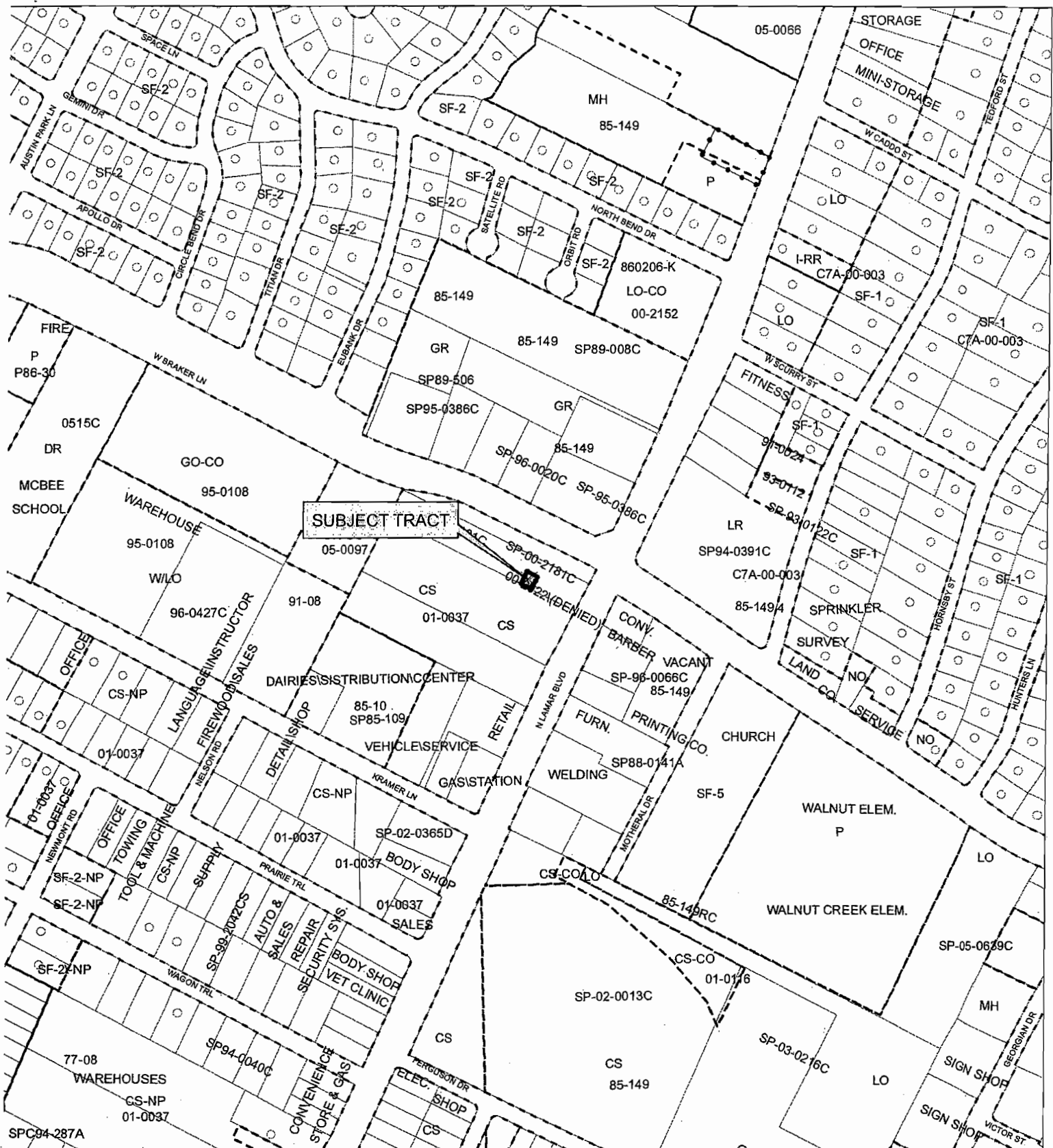
**NORTH LAMAR BLVD.**



DOUGLAS S. RICHARDS 3.12 AC. VOL. 12147, PG. 1073  
 REF: VOL. 9424, PG. 483

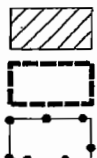
SKETCH TO ACCOMPANY METES & BOUNDS  
 DESCRIPTION OF 1,800 SQUARE FEET OUT  
 OF THE JOHN APPLGATE SURVEY No. 58  
 TRAVIS COUNTY, TEXAS.

*[Signature]* **5/30/01**  
 MICHAEL SAMFORD, R.P.L.S. 3693  
 PLAN No. 070135  
 DATE



ZONING

Exhibit B



Subject Tract

Zoning Boundary

Pending Cases

ZONING CASE#: C14-2007-0099

ADDRESS: 801 W BRAKER LANE

SUBJECT AREA: 0.04 ACRES

GRID: M32

MANAGER: J. ROUSSELIN



1" = 400'

OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.